

**For Sale
or Lease**

Offered Exclusively By

Coldwell Banker Commercial

2390 Lindbergh St Auburn, CA 95602
OFFICE BLDG W/WAREHOUSE



REDUCED Sale Price: \$550,000
FOR LEASE: \$0.69 PSF Mod. Gross

PROPERTY SUMMARY:

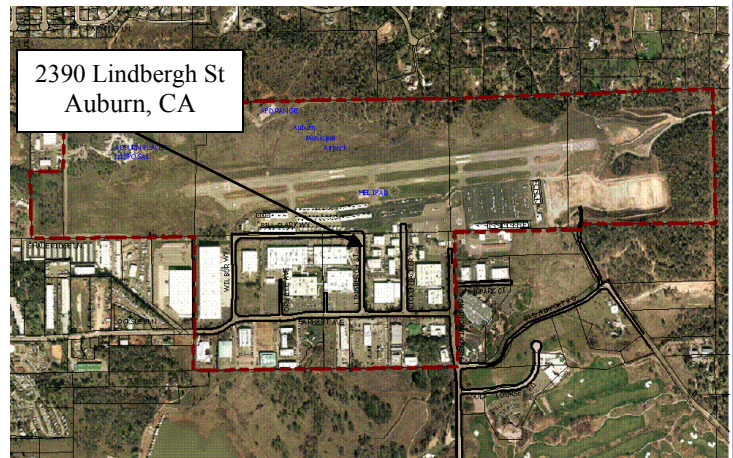
9,470sf office building & attached warehouse bay for sale or lease within the Auburn Airport Business Park. Building is comprised of approximately 6,805sf of two story, elevator served office space & approximately 2,665sf of warehouse space. Warehouse bay can be leased separately for \$0.49psf mod gross and any portion of the office building can be leased separately for \$0.79psf mod gross. Office portion is equipped with showers, men's & women's restrooms, a lab, and a break room. Warehouse bay has private restroom and office. See attached floor plans.



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Contact Listing

**Brokerage for more
information or to
schedule a tour!!!**



**COLDWELL
BANKER
COMMERCIAL**

**500 Auburn Folsom Rd
Suite 300**

Auburn, CA 95603

License #01908304

530.885.4860

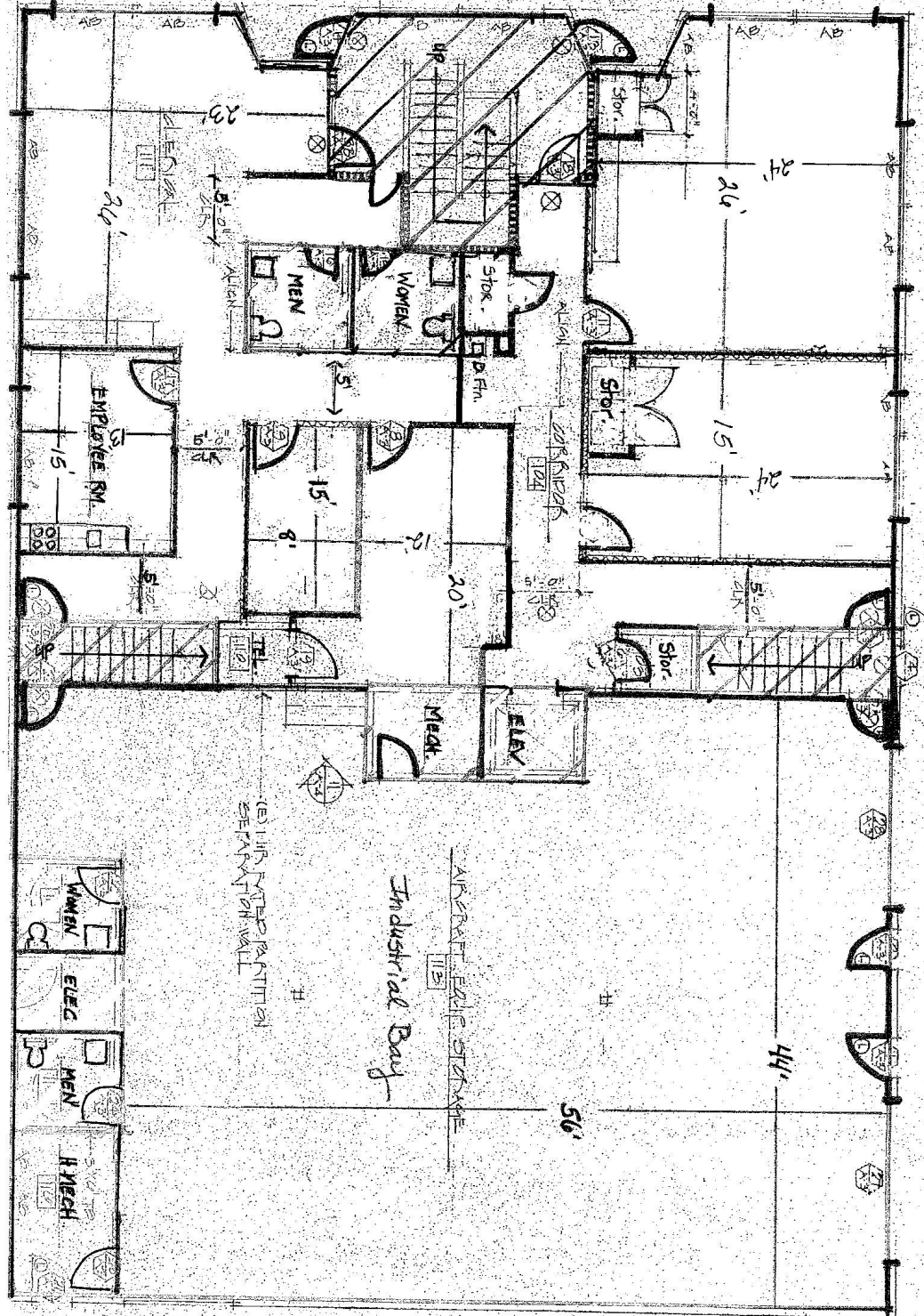
DISCLAIMER & NOTICE OF CONFIDENTIALITY

We have obtained the above information from sources we believe to be reliable, but no representations of any kind-expressed or implied – are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/ expense are approximate only and are constantly updated to reflect new or changed information. Individuals should conduct an independent investigation of all pertinent property information. We bear no liability.

2390 Lindbergh Street
Auburn, CA

First Floor Plan

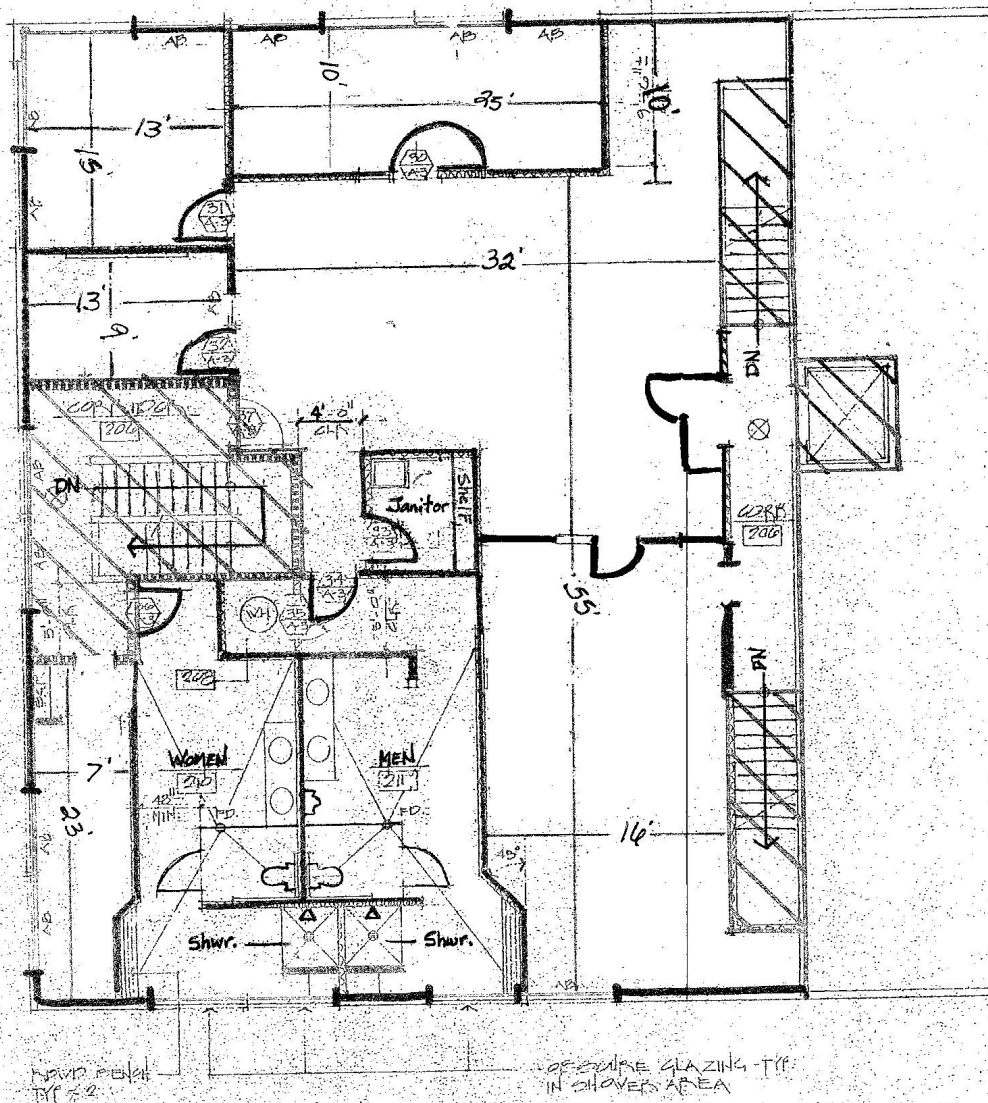
1/8" = 1' reduced to 91%



2390 Lindbergh Street
Auburn, CA

Second Floor Plan

$\frac{1}{8}'' = 1'$ reduced to 91%



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CONGRATULATIONS